



TOWN OF CLINTON

INCORPORATED APRIL 5, 1865

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Land Use Board Minutes

Minutes of the Town of Clinton Land Use Board meeting held on December 18, 2018 at 7:00pm in the Municipal Building at 43 Leigh Street Clinton, New Jersey 08809.

Chairman Sailer called the meeting to order at 7:00pm and read the “Statement of Adequate Notice” and the “Administrative Statement”.

Adequate notice of this meeting has been provided indicating the time and place of the meeting with the proposed agenda, which notice was posted, made available to the newspapers and filed with the clerk of the Town of Clinton in accordance with Section 3(d) of the Public Laws of 1975”.

“Meetings are held on the first Tuesday of each month. Applications must be filed at least 21 days prior to the meeting date. In order to ensure that all applications receive complete and thorough consideration of the board, all meetings will adjourn no later than 10:00pm with all items not concluded to be carried over to the next month’s agenda”.

ROLL CALL:

Present: Mr. Sailer, Mr. Carberry, Ms. Dineen, Mr. Feldmann, Mayor Kovach. Mr. Mellick, Mr. Smith, Ms. Van Weeren, Mr. Viotto

Absent: Ms. Healy, Mr. Maher

Attorney Katie Razin and Mr. Jim Kyle was present

Approval of Minutes:

A Motion was made by Mr. Carberry, seconded by Mr. Feldmann, to approve the December 4, 2018 minutes:

All Ayes:

Motion carried

Abstain:

Mayor Kovach

Public Hearing for 2018 Town of Clinton Reexamination Report:

Mr. Kyle was sworn in and the following was submitted into evidence:

B1- “Periodic Reexamination of the Town of Clinton Master Plan and Development Regulations”.

Mr. Kyle stated the changes discussed at the December 4, 2018 workshop have now been incorporated into the report, the first part of the review is the goals and objectives and the second part is a review of the issues in the 2008 Master Plan, Mr. Kyle commented the real planning will receive a more formal review next year. Mr. Kyle stated there was a lengthy discussion at the workshop and even though the board was advised, the Governing Body does not want to add additional layers to approvals the board felt they wanted to leave the Historic Guidelines and the regulations on a Certificate of Appropriateness (COA) in the master plan with the hopes the Governing Body would implement an ordinance.

Mayor Kovach stated presently the Historic Commission has a chance to review every application in the historic zone that comes before the board and any comments and suggestions can be put forth before the board as part of the site plan review process. The Mayor & Council will not support an additional layer of approval, the design standard guidelines are important but when you require a homeowner to seek a COA before moving forward on a roof or siding permit than the town is adding additional layers of approvals.

Mr. Mellick stated the COA is another layer that will make people more consistent, it is not mandatory but is suggested. Mr. Kyle stated the guidelines could be implemented by the Historic Commission when reviewing an application. Mr. Mellick stated he did not feel the COA is burdensome and was strongly in favor of the town implementing the COA regulations. Mr. Carberry stated the COA seems to suggest it is a requirement that an application receives a COA and he is not in favor of any additional layers of approval. Mr. Feldmann stated the 2008 Master Plan pointed out that the town needs historic guidelines. Mayor Kovach replied she has no issues with design standards.

Mr. Kyle commented the report includes specific recommendations and policy statements, the affordable housing is a summary of the settlement, we added more non-residential options in the OB-4 zone and next year the board will implement design standards on the redevelopment plan, update the zoning map to incorporate the Carbonate Rock and Flood Plain areas. Mr. Kyle advised the board the next step is to send an ordinance package to the Governing Body to adopt the recommendations.

The board opened up the meeting to the public:

Mr. John Madden, Center Street was sworn in. Mr. Madden stated he briefly skimmed though the report and as the Chairman of the Environmental Commission, they will be looking at the recommendations more closely next year to weigh in and offer suggestions when the time comes. He suggested when looking at the Historic areas the town come up with a pattern book with helpful guidelines to help guide the applicants and thought the Highlands could offer a grant to implement the book. Mayor Kovach replied that would be great, Mr. Madden agreed to look into the grant.

Mayor Kovach advised the board the goal is now to adopt the zoning ordinances within 12-18 months.

A Motion was made by Mr. Carberry, seconded by Mr. Feldmann, to adopt Resolution # 18-15- adoption of the Periodic Reexamination of the Town of Clinton Master Plan and Development Regulations.

Roll Call Vote:

Ayes: Mr. Sailer, Mr. Carberry, Ms. Dineen, Mr. Feldmann, Mayor Kovach. Mr. Mellick, Mr. Smith, Ms. Van Weeren, Mr. Viotto

Nays: **All Ayes: Motion carried.**

Board Discussion:

Chairman Sailer thanked everyone for their service and reminded the board the reorganization meeting will be held on January 15, 2019.

Voucher Approval:

A Motion was made by Mr. Carberry, seconded by Mr. Viotto, the voucher be approved: **All Ayes: Motion carried**

There being no further business a Motion was made by Mr. Carberry, seconded by Ms. Dineen, to adjourn the meeting at 8:30pm:

All Ayes: Motion carried

**Respectfully submitted,
Allison Witt, Land Use Board Administrator**